

045.A

0007

0005.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

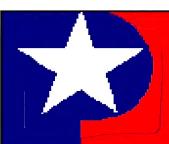
447,600 / 447,600

USE VALUE:

447,600 / 447,600

ASSESSED:

447,600 / 447,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No    | Alt No | Direction/Street/City  |
|-------|--------|------------------------|
| 44-46 |        | FRANKLIN ST, ARLINGTON |

**OWNERSHIP**

Unit #: 1

|                               |  |
|-------------------------------|--|
| Owner 1: MANSFIELD JOSHUA D & |  |
| Owner 2: MANSFIELD JENNIFER L |  |
| Owner 3:                      |  |

Street 1: 44 FRANKLIN ST

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MANSFIELD JOSHUA D -

Owner 2: STEINBERG JENNIFER L -

Street 1: 44-46 FRANKLIN ST UNIT 1

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1190 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7916  |             |           |        |   |        |   |        |   | G9              |           |   |           |        |      |           |       |

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

|  |                 |        |     |                           |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
|--|-----------------|--------|-----|---------------------------|--------------|---------|-------|-------------------------|---------------------------------|-----------|----------|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>  |                 |        |     | <b>BATH FEATURES</b>      |              |         |       | <b>COMMENTS</b>         |                                 |           |          | <b>SKETCH</b>        |      |       |            |            |              |
| Type: 99 - Condo Conv  |                 |        |     | Full Bath: 1              | Rating: Good |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Sty Ht: 1 - 1 Story  |                 |        |     | A Bath:                   | Rating:      |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| (Liv) Units: 1   | Total: 1        |        |     | 3/4 Bath:                 | Rating:      |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Foundation: 2 - Conc. Block  |                 |        |     | A 3QBth:                  | Rating:      |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Frame: 1 - Wood  |                 |        |     | 1/2 Bath:                 | Rating:      |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Prime Wall: 3 - Aluminum   |                 |        |     | A HBth:                   | Rating:      |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Sec Wall:  | %               |        |     | OthrFix:                  | Rating:      |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Roof Struct: 1 - Gable   |                 |        |     | <b>OTHER FEATURES</b>     |              |         |       | <b>RESIDENTIAL GRID</b> |                                 |           |          |                      |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl   |                 |        |     | Kits: 1                   | Rating: Good |         |       | 1st Res Grid            | Desc: Line 1                    | # Units 1 |          |                      |      |       |            |            |              |
| Color: GREY  |                 |        |     | A Kits:                   | Rating:      |         |       | Level                   | FY LR DR D K FR RR BR FB HB L O |           |          |                      |      |       |            |            |              |
| View / Desir:  |                 |        |     | Frl:                      | Rating:      |         |       | Other                   |                                 |           |          |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>   |                 |        |     | WSFlue:                   | Rating:      |         |       | Upper                   |                                 |           |          |                      |      |       |            |            |              |
| Grade: C - Average   |                 |        |     | <b>CONDOS INFORMATION</b> |              |         |       | Lvl 2                   |                                 |           |          |                      |      |       |            |            |              |
| Year Blt: 1927   | Eff Yr Blt:     |        |     | Location:                 |              |         |       | Lvl 1                   |                                 |           |          |                      |      |       |            |            |              |
| Alt LUC:   | Alt %:          |        |     | Total Units:              |              |         |       | Lower                   |                                 |           |          |                      |      |       |            |            |              |
| Jurisdct: G9   | Fact: .         |        |     | Floor: 1 - 1st Floor      |              |         |       | Totals                  | RMs: 5                          | BRs: 2    | Baths: 1 | HB                   |      |       |            |            |              |
| Const Mod:   |                 |        |     | % Own: 37.000000000       |              |         |       | <b>REMODELING</b>       |                                 |           |          | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Lump Sum Adj:  |                 |        |     | Name:                     |              |         |       | Exterior:               | No Unit                         | RMS       | BRS      | FL                   |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>  |                 |        |     | Phys Cond: GD - Good      | 18. %        |         |       | Interior:               | 1                               | 5         | 2        |                      |      |       |            |            |              |
| Avg Ht/FL: STD   |                 |        |     | Functional:               |              | %       |       | Additions:              |                                 |           |          |                      |      |       |            |            |              |
| Prim Int Wal 2 - Plaster   |                 |        |     | Economic:                 |              | %       |       | Kitchen:                |                                 |           |          |                      |      |       |            |            |              |
| Sec Int Wall:  | %               |        |     | Special:                  |              | %       |       | Baths:                  |                                 |           |          |                      |      |       |            |            |              |
| Partition: T - Typical   |                 |        |     | Override:                 |              | %       |       | Plumbing:               |                                 |           |          |                      |      |       |            |            |              |
| Prim Floors: 3 - Hardwood  |                 |        |     | Total:                    | 18.6 %       |         |       | Electric:               |                                 |           |          |                      |      |       |            |            |              |
| Sec Floors:  | %               |        |     | <b>CALC SUMMARY</b>       |              |         |       | Heating:                |                                 |           |          |                      |      |       |            |            |              |
| Bsmnt Flr: 12 - Concrete   |                 |        |     | Basic \$ / SQ: 305.00     |              |         |       | General:                |                                 |           |          |                      |      |       |            |            |              |
| Subfloor:  |                 |        |     | Size Adj.: 1.35000002     |              |         |       | Totals                  | 1                               | 5         | 2        |                      |      |       |            |            |              |
| Bsmnt Gar:   |                 |        |     | Const Adj.: 1.04958200    |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Electric: 1 - AB Avg   |                 |        |     | Adj \$ / SQ: 432.165      |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Insulation: 3 - Typical  |                 |        |     | Other Features: 60500     |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Int vs Ext: S  |                 |        |     | Grade Factor: 1.00        |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Heat Fuel: 1 - Oil   |                 |        |     | NBHD Inf: 0.94999999      |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Heat Type: 5 - Steam   |                 |        |     | NBHD Mod:                 |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| # Heat Sys: 1  |                 |        |     | LUC Factor: 1.00          |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| % Heated: 100  | % AC:           |        |     | Adj Total: 546038         |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Solar HW: NO   | Central Vac: NO |        |     | Depreciation: 101563      |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| % Com Wal  | % Sprinkled     |        |     | Depreciated Total: 444475 |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| <b>MOBILE HOME</b>   |                 |        |     | WtAv\$/SQ:                | AvRate:      | Ind.Val |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Make:  |                 | Model: |     |                           |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>  |                 |        |     | Serial #:                 |              |         | Year: |                         |                                 |           |          |                      |      |       |            |            |              |
| <b>PARCEL ID</b> 045.A-0007-0005.1   |                 |        |     |                           |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |
| Code   | Description     | A      | Y/S | Qty                       | Size/Dim     | Qual    | Con   | Year                    | Unit Price                      | D/S       | Dep      | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 3  | Garage          | D      | Y   | 1                         | 9X20         | A       | AV    | 1927                    | 28.89                           | T         | 40       | 102                  |      |       | 3,100      |            | 3,100        |
| More: N  |                 |        |     | Total Yard Items:         |              |         |       | 3,100                   | Total Special Features:         |           |          |                      |      |       | Total:     | 3,100      |              |
| <br> |                 |        |     |                           |              |         |       |                         |                                 |           |          |                      |      |       |            |            |              |